

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Bartell House

AND/OR COMMON

Lamer Hotel

2 LOCATION

STREET & NUMBER

6th & Washington

NOT FOR PUBLICATION

CITY, TOWN

Junction City

CONGRESSIONAL DISTRICT

STATE

Kansas

VICINITY OF

No. 2, Jim Jeffries

CODE

20

COUNTY

Geary

CODE

061

3 CLASSIFICATION

CATEGORY

DISTRICT

☒ BUILDING(S)

STRUCTURE

SITE

OBJECT

OWNERSHIP

PUBLIC

☒ PRIVATE

BOTH

PUBLIC ACQUISITION

IN PROCESS

BEING CONSIDERED

STATUS

☒ OCCUPIED

UNOCCUPIED

WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED

YES: UNRESTRICTED

NO

PRESENT USE

AGRICULTURE

MUSEUM

☒ COMMERCIAL

PARK

EDUCATIONAL

PRIVATE RESIDENCE

ENTERTAINMENT

RELIGIOUS

GOVERNMENT

SCIENTIFIC

INDUSTRIAL

TRANSPORTATION

MILITARY

OTHER:

4 OWNER OF PROPERTY

NAME

Ed Berney

Roy Fausnett

STREET & NUMBER

Route 3, Box 188-C

501 West Walnut, Junction City

CITY, TOWN

Junction City

VICINITY OF

Kansas 66441

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Register of Deeds

STREET & NUMBER

Geary County Courthouse

CITY, TOWN

Junction City

STATE

Kansas 66441

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Historic Sites Survey

DATE

1976

FEDERAL ☒ STATE COUNTY LOCALDEPOSITORY FOR
SURVEY RECORDS

Ks. State Historical Society

CITY, TOWN

Topeka

STATE

Kansas 66612

DESCRIPTION

CONDITION

☐ EXCELLENT
☐ GOOD
☒ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Bartell/Lamer Hotel

The old Bartell House in Junction City is a three story brick block with stone trim. Several additions from the 1890's through the 1920's have produced a U-shaped building occupying the south half of the block between 6th and 7th Streets and facing east on Washington. It is approximately 150 feet long on the east and south sides, but only 120 feet long on the north. Generally, the design is characteristic of the "Commercial Palace" style typical of the 1880's.

The two principal focal points of the facade are the lobby entrance and the canted corner facing the street intersection. These are emphasized by pairs of arched windows on the second and third floors. There is a one story portico at the hotel entrance. It has square brick columns supporting a parapet with stamped metal decoration. On the ground floor of the principal facades, there are several store fronts with large rectangular windows. A regular grid pattern of double-hung, two-over-two windows articulates the upper floors.

The simple ornamentation of the Bartell House is characteristically Italianate with a bracketed cornice, raised stone quoins at the building corners, and keystone arches which remain above the entrance and on the north side over the second and third story windows.

The hotel has a basement with a stone foundation. Contemporary newspaper accounts of the building of the hotel reported that the piers underneath the foundation were three feet thick. The roof is nearly flat sloping slightly from front to back. A tall main chimney stack is centrally located in the inner wall of the north wing. There is a smaller chimney in the south wing.

Alterations

As old prints and accounts reveal, the Bartell House originally displayed a 90 feet long main facade on Washington Street and a secondary frontage of 114 feet along the alley to the north. There were regular arched openings on the ground floor for both windows and doors. An "airy and graceful" verandah with fluted columns adorned the brick front. This one-story wood structure was 56 feet long and 12 feet deep.

The cellar, kitchen, storage and sample rooms, and courtyard could be reached from the north side. A deep well in the courtyard supplied water for the hotel. There were 66 sleeping rooms in the hotel as well as a dining room, office, and parlors.

By 1893 several important changes had been made. The hotel was extended to the corner of Sixth Street making the Washington Street facade 150 feet long. Openings on the ground floor were enlarged with steel I-beams to span wider storefront openings. The verandah was replaced by the smaller brick portico which remains today.

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By 1903 the original Bartell House sign which formed a crest above the cornice had been removed. When the building was described in 1910, the owners had recently spent \$50,000 in remodeling. Most of this was probably interior work, but a metal fire escape, which remains, was attached to the south wall by this time. After remodeling, the hotel offered hot and cold running water, telephone service, electric lighting and a connected auto garage.

Another major building phase occurred in the 1920's when the hotel was expanded westward. A two story block next to the hotel was incorporated into a three story addition about 120 feet long. Two oriel windows projecting from the second floor were also added on the south. By this time most of the area which had been a courtyard was filled with a one story dining room. Separate ladies' and service stairs to the second floor were removed. Originally, the Hotel had chimneys in every room; these were also removed.

Some other changes occurring later in the twentieth century include painting the brick walls red and the stone trim white. At the southeast corner of the building, the first floor facade was covered with Carrerra glass and metal. Some original openings in the north wall were reduced and some in the south wall entirely filled with brick.

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
100-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
100-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1879
 BUILDER/ARCHITECT A. H. Bartell, John K. Wright

STATEMENT OF SIGNIFICANCE Arch: J.C. Holland (add for J.C. Holland)

From 1880 until after World War II, the Bartell House was associated with the prosperous development of Junction City. In building and maintaining an elegant, first class hotel, the builders and subsequent owners of the Bartell House reflected the ambitions and, to some extent, the achievements of the community. A red brick block with Italianate features was deemed "emblematical of better times and speedy progress."

In the decade of the 1880's, Junction City boosters began to claim the title, "Mid Continental City." Local ambition was demonstrated in the elaborate dedication party for the new Bartell House which was held February 23, 1880. The owners had invited many guests from outside Junction City. Railroad officials, newspaper editors, commercial travelers, Fort Riley officers, and representatives of state government attended the affair. A special railroad car brought guests from Kansas City. Governor and Mrs. St. John led the procession to the dining table.

The local newspaper editor expected the opening of this "best arranged and most modernly equipped edifice" to put Junction City back on its feet. A Kansas City paper pronounced its benediction from afar--"No hotel in the west begins business with brighter prospects than the Bartell House."

Two of Junction City's most prominent citizens A.H. Bartell and John K. Wright, were partners in the enterprise. They owned the hotel for more than twenty years after it was built.

A. H. Bartell settled in the northern part of Geary County in 1856. Apparently he prospered as a fruitgrower and wheat farmer. Bartell personally supervised the construction of the hotel.

His partner, John K. Wright, had arrived in Junction City in 1866. He began farming just a mile south of the town; the pride of his operation was a herd of Holstein cattle. Wright's creamery distributed butter and milk throughout the area. In 1867 Wright served as mayor of Junction City and county representative. He was vice-president of the Central Kansas Agricultural and Mechanical Society in 1871. Then he became involved in the Junction City and Fort Kearney Railroad Company.

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Although this road did not survive, Wright was building railroads in other parts of the state while the hotel was being constructed and he made periodic inspections of the project.

The personal and financial investment of Bartell and Wright meant more than simply business. After the panic of 1873 and several years of depressed economic conditions, the residents of Junction City appreciated "the return of prosperous times, the revival of business and the renewed hopes awakened by the erection of the noble Bartell House..."

Although the partners planned a \$20,000 building, it eventually cost about 28,000. It was designed in the then popular "commercial palace" mode with Italianate detailing. The design was calculated to evoke an aura of elegance and refinement.

John Holmgren was the stone contractor; J. H. Strand was responsible for trimming and buttresses. W.J. Kentze was the brick mason. Several carpenters worked on the building: J. O. Heaton (who laid the floors), J. W. Wood (who hung doors), Charley Wyler, Tom Dever (who installed counters and wainscoting), James Bailes and others. Blattner and Blakeley had the roofing contract. Pritchards and Campbell of Fort Scott were the plasterers. Charles Stake was the painter. Peter Lynch was brought in from Chicago to do the graining and finishing of the barber room. The original main stairway from the office also had grained woodwork.

A professional manager, George W. Reynolds, was also imported from Chicago to run the Bartell House. Previously, Reynolds had reportedly managed the Palmer House in that city.

One of the most important later managers in the hotel's history was Fred Boone, who supervised the operation of the Bartell House from 1891-1914. During his tenure a local souvenir publication of 1910 asserted that the hotel had done more than any single establishment or agency to sustain the claim of Junction City to metropolitan proportions and importance. At this time the Bartell House had 100 guest rooms with up-to-date conveniences. There was a barber shop, cigar and news stand, and auto garage in connection with the hotel.

From 1898 until some time after 1903, the local post office was located in the Bartell House on the ground floor facing the street intersection. The hotel was expanded in the 1920's. During World War II, it was busy again because of increased activity at Fort Riley.

C.W. Lamer bought the building in 1948 and changed the name. He sold in 1975 to Wayne Lodwig. After state fire inspectors cited the hotel for several safety

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violations in 1978, Lodwig proposed to convert the upper rooms to apartments. The estimated costs of renovation were high and Lodwig eventually sold the hotel to the First National Bank and Trust Company of Junction City. The present owners are Ed Berney and Roy Fausnett of Junction City.

The Bartell House/Lamer House is in some danger of demolition because the land it occupies is relatively more valuable than the building itself. Although the upper floors are vacant and closed off, several businesses continue to rent space on the ground floor.

THIS STATEMENT REFLECTS CURRENT KNOWLEDGE AND MAY BE SUBJECT TO FUTURE AMENDMENT.

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The Mid-Continental City of the U.S.A. John Hay. (Junction City: Junction City
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2-29-1880, 2-28-1880.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

*(See attached sheet)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1

QUADRANGLE NAME Junction City

QUADRANGLE SCALE 1:24

UTM REFERENCES

A 14 687870 4321330

B

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION The nominated property occupies Junction City Lots 17, 18, 19, and 20, Block 28.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE CODE COUNTY CODE

STATE CODE COUNTY CODE

11 FORM PREPARED BY

NAME / TITLE Julie A. Wortman, Architectural Historian and Dale Nimz
Historic Preservation Department

ORGANIZATION

Ks. State Historical Society

DATE

10-1-80

STREET & NUMBER

120 West 10th

TELEPHONE

913 296-3251

CITY OR TOWN

Topeka

STATE

Kansas 66612

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Joseph M. Snell

TITLE

Executive Director, Ks. State Historical Society

DATE

10-14-80

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER.

DATE

KEEPER OF THE NATIONAL REGISTER

ATTEST:

DATE

CHIEF OF REGISTRATION